

## \$325,000 - 6 Princess Drive, Lamont

MLS® #E4431622

**\$325,000**

4 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Lamont, Lamont, AB

Get away from the bustle of the city. Nicely maintained and upgraded 1181 sq ft bungalow in the Town of Lamont. Three bedrooms on the main level, a 4 pc main bathroom & a 2 pc ensuite. Interior doors & trim have been updated & kitchen has newer countertops and good sized eating area. Laminate & vinyl plank flooring on the main. The basement has a large family room with pot lights, a 4th bedroom, utility room with cold storage under the stairs & newer hot water tank (2022). Nice landscaping & well graded around the house and yard, RV storage beside garage (fits 2 RV's) & heated, insulated oversized 25x26 garage with access off the back lane. All new vinyl windows throughout. Not much to do to make this your new home!! Only 30 minute drive to Fort Saskatchewan - great value in a small town with it's own hospital & amenities! Close to the park with kids playground, bike park, spray park & community building.

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431622  |
| Price      | \$325,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6 Princess Drive |
| Area        | Lamont           |
| Subdivision | Lamont           |
| City        | Lamont           |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0B 2R0          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Heated, Insulated, RV Parking              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Lamont Elementary  |
| Middle     | Lamont Junior High |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 62          |

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Listing information last updated on May 1st, 2025 at 10:03am MDT